



THE HOUSING AUTHORITY OF THE CITY OF SAN DIEGO

TO: Mayor Murphy and Members of the City Council
Chair Murphy and Members of the Housing Authority
Chair Murphy and Members of the Redevelopment Agency

DATE: For the Agenda of August 5, 2002

REPORT NO.: HAR02-007 CMR 02-183
RA02-19

SUBJECT: Appointment of Members to the Board of Directors for the San Diego Model School Development Agency (Council District 3)

SUMMARY

Issue: Should the individuals identified in this Report be named to the Board of Directors of the San Diego Model School Development Agency on behalf of the City of San Diego, its Redevelopment Agency and its Housing Authority to serve as Board members?

Recommendation:

- A. That Mr. P. Lamont Ewell, Assistant City Manager, be appointed to serve on behalf of the City of San Diego; and
- B. That Mr. Hank Cunningham, Assistant Executive Director of the Redevelopment Agency, be appointed to serve on behalf of the Redevelopment Agency; and
- C. That Mr. Sal Salas, Chair of the Housing Commission, be appointed to serve on behalf of the Housing Authority.

Fiscal Impact: No funding obligations with this action. However development or financing of project components (e.g., affordable housing, recreation facilities) could result in requests for funding that would be the subject of Council, School District, Redevelopment Agency, or Housing Authority deliberation and approvals in the future.

Affordable Housing Impact: None with this action. As currently envisioned, the Model School project will result in the loss of approximately 245 housing units, to be replaced by approximately 350 units, of which approximately 165 will have affordability restrictions.

Previous Related Action: The City Council, Housing Authority, and Redevelopment Agency approved the formulation of the San Diego Model School Development Agency at their joint meeting of June 25, 2002.

BACKGROUND

A Joint Powers Agency (JPA) consisting of the City, School District, Housing Authority and Redevelopment Agency has been approved to pursue the concept of a community-based model school as a focal point for neighborhood improvement. The formal name of this new JPA is the San Diego Model School Development Agency.

As envisioned, the proposed JPA would facilitate the planning, financing, and construction of a development that could include: 1) a new elementary school for 700 students; 2) multifamily mixed-income rental and for-sale housing to replace housing units that will be removed by the construction of the school; 3) recreational opportunities and park space; 4) neighborhood commercial uses; and 5) additional family services such as daycare and healthcare.

DISCUSSION

The Members of the Model School Development Agency are: the City of San Diego; the Housing Authority of the City of San Diego; the Redevelopment Agency of the City of San Diego; and the San Diego Unified School District. The JPA is a legal entity separate from each of the members. It is intended to have the authority to take all actions necessary for the comprehensive development including: plan and design the project, initiate actions necessary pursuant to the California Environmental Quality Act, acquire or sell property including powers of eminent domain, contract for the acquisition of goods and services or construction, issue bonds or otherwise finance an approved project, and all other powers granted to it under State law.

The Agency's joint powers agreement calls for the Members to create an organizational structure consisting of a Board of Directors that includes:

- One Director appointed by the City;
- One Director appointed by the Redevelopment Agency;
- One Director appointed by the Housing Authority;
- Three Directors to be appointed by the School District; and
- One individual who is a resident of the community in which the potential project is to be located, to be appointed by majority vote of the other Directors.

Each Director who is appointed by a Member is to serve at the pleasure of the respective appointing Member. Subject to the right of the appointing Member to replace a Director at any time, the term of office of a Director is three years. The Director representing the community shall be subject to removal at any time by a majority of the remaining Directors. Directors may be reappointed by their respective appointing agency.

According to Section 14 of the JPA Agreement, "Powers and Limitations Thereon," each Director will have one vote. The number of votes needed to approve any action is a majority of those qualified to vote on an item. However, a minimum of 5 approving votes is necessary to approve budgets, construction contracts, issuance of bonds, expenditures not referenced in an approved budget, or early termination of the joint powers agreement.

In addition to seeking clarifying state legislation, next steps for the San Diego Model School Development Agency include site selection, preparation of a comprehensive environmental impact report to address all of the proposed uses, preparation of a financing plan, detailed design of the facilities and selection of a master developer. Also to be determined is the ultimate disposition plan – which member agency would own which assets or whether the San Diego Model School Development Agency would have an ongoing ownership role.

Respectfully submitted,

Elizabeth C. Morris
Executive Director
Housing Authority of the
City of San Diego

Hank Cunningham
Assistant Executive Director
Redevelopment Agency of the
City of San Diego

S. Gail Goldberg, A.I.C.P.
Planning Director
City of San Diego

Approved:

Michael T. Uberuaga
City Manager